

093.0

0006

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

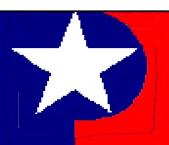
674,600 / 674,600

USE VALUE:

674,600 / 674,600

ASSESSED:

674,600 / 674,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47		RONALD RD, ARLINGTON

Legal Description							User Acct
							60766
							GIS Ref
							GIS Ref
							Insp Date
							08/21/18

OWNERSHIP

Unit #:

Owner 1: OGILVIE WILLIAM J & FRANCES

Owner 2: TRS/47 RONALD RD TRUST

Owner 3:

Street 1: 47 RONALD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: OGILVIE WILLIAM J & FRANCES -

Owner 2: TRUSTEES/OGILVIE TRUST -

Street 1: 47 RONALD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

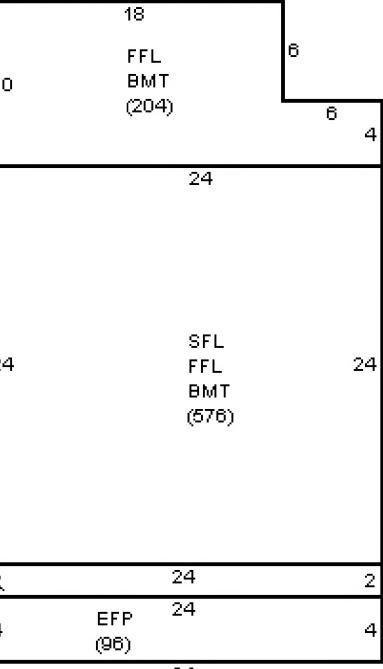
Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	Colonial			Full Bath: 1	Rating: Average														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2	- Conc. Block			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Fair			1st Res Grid	Desc: Line 1	# Units 1									
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C	- Average			CONDOS INFORMATION				Lvl 2											
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdict:		Fact: .		Floor:				Totals	RMs: 7	BRs: 3	Baths: 1	HB 1							
Const Mod:				% Own:				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
INTERIOR INFORMATION				Phys Cond: AG	- Avg-Good	26.	%	Interior:	1	7	3								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 2	- Plaster			Economic:		%		Kitchen:											
Sec Int Wall:		%		Special:		%		Baths:											
Partition: T	- Typical			Override:		%		Plumbing:											
Prim Floors: 3	- Hardwood				Total:	26.4	%	Electric:											
Sec Floors: 4	- Carpet	50	%					Heating:											
Bsmnt Flr: 12	- Concrete							General:											
Subfloor:				CALC SUMMARY															
Bsmnt Gar:				Basic \$ / SQ: 130.00															
Electric: 3	- Typical			Size Adj.: 1.35000002				COMPARABLE SALES											
Insulation: 2	- Typical			Const Adj.: 0.97515047				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Adj \$ / SQ: 171.139															
Heat Fuel: 1	- Oil			Other Features: 69750															
Heat Type: 5	- Steam			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100		% AC:		NBHD Mod:															
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00															
% Com Wal		% Sprinkled		Adj Total: 356553															
				Depreciation: 94130															
				Depreciated Total: 262423															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:			Year:												
PARCEL ID 093.0-0006-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	12X20	A	AV	1926	25.42	T	40	101			3,700		3,700		
More: N				Total Yard Items:	3,700	Total Special Features:								Total:	3,700				
SKETCH																			
																			
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
BMT	Basement	780	51.340	40,047															
FFL	First Floor	780	171.140	133,488															
SFL	Second Floor	624	171.140	106,791															
EFP	Enclos Porch	144	44.980	6,478															
Net Sketched Area: 2,328				Total: 286,804															
Size Ad	1404	Gross Area	2328	FinArea	1404														
IMAGE																			
AssessPro Patriot Properties, Inc																			
																			